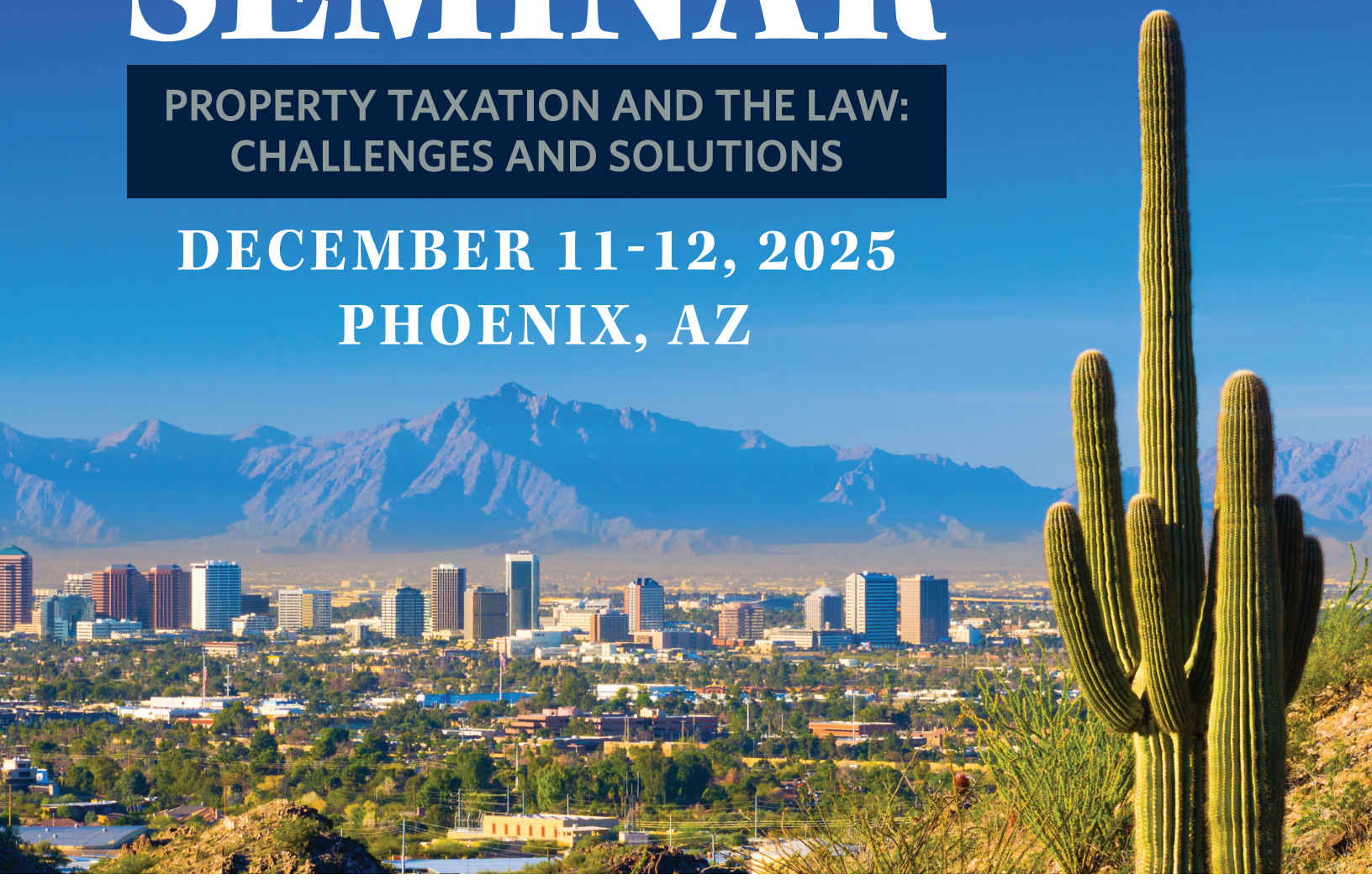
IAAO ANNUAL

LEGAL SEMINAR

IAAO
INTERNATIONAL ASSOCIATION
of ASSESSING OFFICERS
Valuing the World

PROPERTY TAXATION AND THE LAW: CHALLENGES AND SOLUTIONS

DECEMBER 11-12, 2025
PHOENIX, AZ



The intersection of property taxation and the law is a challenging area to maneuver in, whether you are an attorney, assessor, or an expert witness. Learn from some of the best in the business regarding how to address today's challenges, whether it be innovative appraisal theories, creative litigation techniques, or interpreting legislative changes.

Learn more at **www.iaao.org/legalseminar**

IAAO ANNUAL LEGAL SEMINAR *Program**

Thursday, December 11, 2025

7:30 – 8:00 AM	**Continental Breakfast and Registration**
8:00 – 8:15 AM	**Opening Remarks** Christina Lynch, Esq. – *Director of Legal, Cook County Assessor's Office, Chicago, IL* Will Shepherd, J.D. – *President, William D. Shepherd P.A., Delray Beach, FL* Donna Vandervries – *AAS, CAE, PPS, Esq., 2025 IAAO President*
8:15 – 9:15 AM	**Cases of Note in Your Jurisdictions** Thomas A. Jaconetty, Esq. – *Attorney at Law, Chicago, IL*
9:15 – 10:15 AM	**Problems with Valuing Utility Properties** Elliott B. Pollack – *Attorney, Connecticut/ Pullman & Comley, LLC, Hartford, CT*
10:15 – 10:30 AM	**Break**
10:30 – 11:30 AM	**Anatomy of a Tax Assessment Case** Michelle Drea – *City Assessor, Attorney-at-Law, City of Madison, WI* Jason Donker – *Assistant City Attorney, City of Madison, WI*
11:30 AM – 12:30 PM	**Affordable Housing Property Tax Exemptions** Tiffany Pinkstaff – *Chief, General Litigation, Office of General Counsel, City of Jacksonville, FL*
12:30 – 1:30 PM	**Luncheon provided at the hotel**
1:30 – 2:30 PM	**Debating the Hot Topics** Will Shepherd, J.D. – *President, William D. Shepherd P.A., Delray Beach, FL* Thomas Wilhelmy – *Partner, Ryan Law, Minneapolis, MN*
2:30 – 3:30 PM	**The Dilemma in Assessing Marijuana Cultivation Facilities** Kevin Rudden – *Principal Assessor, Town of Holliston, MA*
3:30 – 3:45 PM	**Break**
3:45 – 4:45 PM	**Holy Cow! The Valuation of Wrigley Field and Other Special Purpose Sports Facilities** Christina Lynch – *Director of Legal, Cook County Assessor's Office, Chicago, IL* Will Shepherd, J.D. – *President, William D. Shepherd P.A., Delray Beach, FL* Mildred Terzic – *Director of Special Properties, Cook County Assessor's Office, Chicago, IL*

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Friday, December 12, 2025

7:30 – 8:00 AM	**Continental Breakfast & Registration**
8:00 – 9:00 AM	**Special Purpose, Special Problems: A Case Study in Hospitality Valuation and Functional Obsolescence** Shawn Wilson, MAI – *Fee Appraiser/ Expert Witness, Compass Real Estate Consulting, Inc., Lakeland, FL*
9:00 – 10:00 AM	**Turning the Tables: Attacking Valuation Experts in Equity Appeals** Lee Winston – *Attorney/Shareholder, Gray Winston & Hart, Austin, TX* Tyler McCarty – *Attorney/Shareholder, McCreary Veselka Bragg & Allen PC, Round Rock, TX*
10:00 – 10:15 AM	**Break**
10:15 – 11:15 AM	**Mega-Mansion Valuations, Unrestrained Riparian Rights, & Country Club Challenges** Andrea Raila – *Founder, CEO, Cook County USA Training Research Advocacy & Education Network, Inc., Chicago, IL* Emily Frank – *Property Tax Analyst, Cook County USA Training Research Advocacy & Education Network, Inc., Chicago, IL*
11:15 AM – 12:15 PM	**Property Tax Caps/Proposition 117—An Introspective Analysis** Michael Combrink, Esq. – *Attorney, Gust Rosenfeld, PLC, Phoenix, AZ* Ed Hermes, Esq. – *Partner, Snell & Wilmer, Phoenix, AZ*
12:15 – 1:15 PM	**Luncheon provided at the hotel**
1:15 – 2:15 PM	**Which is To Be Master: The Meaning of Words and Statutes** Joshua Wood, J.D., MAI, AI-GRS – *Senior Managing Director, Valbridge Property Advisors, Houston, TX*
2:15 – 3:15 PM	**Ensuring Assessment Quality through Public Policy that Promotes Oversight—Case Studies from Idaho and the Netherlands** Alan Dornfest – *Property Tax Policy Bureau Chief, Idaho State Tax Commission, Boise, ID* Marco Kuijper – *Strategist, Netherlands Council for Real Estate Assessment, The Hague, Netherlands*
3:15 – 3:30 PM	**Break**
3:30 – 4:30 PM	**Adjusting the Temperature of AI LLM Prompts to Encourage More Reliable Outcomes in Property Tax Determinations** Ted Smith – *Chief Counsel, Kansas Department of Revenue, Topeka, KS*

** Program is subject to change.*

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DECEMBER 11 - 12, 2025 • PHOENIX, ARIZONA

Hotel

Renaissance Phoenix Downtown
100 N 1st St
Phoenix, AZ 85004

The Renaissance Phoenix Downtown at 101 N 1st Street in Phoenix will be host to the Annual Legal Seminar. The room rate for seminar attendees is $199 per night, plus various taxes.

- Please note that the special IAAO room rate is offered on a first come, first served, on space-availability only until 5:00 pm on November 18, 2025.
- To reserve a room, click here: **book.passkey.com/go/LEGALSEMINAR**

Transportation

For information on airport transportation in Phoenix, check out **SkyHarbor.com website** for ground transportation options.

Recertification Credit

IAAO professional designees will earn 14 hours of recertification credit. If you are participating in other recertification and continuing education programs, please bring the forms or letters to the seminar. We cannot guarantee that the credits will be honored by other entities.

CLE hours: Attorneys will receive a uniform certificate of attendance on the second day of the seminar for filing with their state. IAAO will seek approval for states that are requested prior to the Oct. 3 deadline. Indicate state(s) and attorney registration number when you register online or on the registration form. IAAO cannot guarantee that states will approve the seminar for CLE accreditation.

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ABOUT IAAO

The International Association of Assessing Officers (IAAO), established in 1934, is one of the world's largest and most comprehensive associations for assessment professionals. The IAAO mission is to promote innovation and excellence in property appraisal and property tax policy and administration through professional development, education, research, and technical assistance. IAAO members abide by a strict code of ethics to ensure public trust, and the association is a founding member of The Appraisal Foundation.

IAAO welcomes students and members of any sex, age, race, color, nationality, or ethnic origin. It does not discriminate on the basis of sex, age, race, color, nationality, or ethnic origin in the administration of its policies. IAAO complies with the Americans with Disabilities Act.

IAAO membership information is available from IAAO headquarters. Call the Membership Department at 816-701-8100, email membership@iaao.org, or visit iaao.org.

The statements made or views expressed by speakers at this seminar do not necessarily represent a policy position of the International Association of Assessing Officers.

Register today at **www.iaao.org/legalseminar**